

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
LINCOLN PARK METROPOLITAN DISTRICT
HELD
JUNE 25, 2019

A regular meeting of the Board of Directors of the Lincoln Park Metropolitan District was held Tuesday, June 25, 2019 at 5:30 p.m., at Stonegate Village Community Room, 10326 Stonegate Parkway, Parker, CO 80134.

Attendance In attendance were Directors:

Jeni Reilly
Arik Yoffe
Kevin Reilly
Warren Robinson

Also in attendance were:

Matt Urkoski, Patrick Shannon & Paul Wilson; CliftonLarsonAllen LLP
Eric Keesen & Jessica Morrissey; BrightView
Eli Schlagel & Jessica Whittaker; Front Range Recreation

Call to Order
& Approval
Of Agenda

Director J. Reilly called the meeting to order at 5:35 p.m. and confirmed a quorum. Upon a motion duly made by Director J. Reilly, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board approved the Agenda as submitted.

Disclosure
of Potential
Conflicts
of Interest

None.

Public
Comment

None.

Board
Vacancy

Mr. Urkoski stated that a questionnaire has been added to the website for residents to obtain if interested in applying for a seat on the Board

A. Appoint Board Secretary.

Upon a motion duly made by Director Yoffe, seconded by Director Robinson, and upon a vote, unanimously carried, the Board appointed Kevin Reilly as Secretary.

DISCUSSION AGENDA

V. Financial Items

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A. Review and Accept the June 2019 Cash Position Report

Mr. Wilson reviewed the report with the Board. The Board accepted the Cash Position Report.

B. Review Present Up-To-Date Expenses – Paul Wilson

Mr. Wilson reviewed with the Board. The Board request Mr. Wilson to break out the landscaping details further, i.e., landscape maintenance, capital, tree, irrigation, etc.

C. Review and Approve 2018 Audit Engagement with Stratagem – Paul Wilson

Mr. Wilson reviewed with the Board. Upon a motion duly made by Director J. Reilly, seconded by Director K. Reilly, and upon a vote, unanimously carried, the Board approved the 2018 Audit Engagement with Stratagem.

D. Review and Approve 2018 Draft Audit

Mr. Wilson stated this will be presented at the July Board meeting.

VI. Maintenance Items

A. Front Range Recreation Pool Update

Mr. Schlagel presented an overview with the Board. He noted that they cancelled the float and flick due to weather conditions. The Board decided to reschedule for July 12th. Discussion ensued regarding protocol for closing the pool due to weather and keeping guards on call during weather closures in case weather improves. Director Robinson asked about umbrellas that seem to be in poor condition. Director J. Reilly asked that broken umbrellas not be put up. The Board directed Mr. Schlagel to order five new umbrellas and stands from Costco to replace broken umbrellas with extras for storage.

B. Rules and Regulations Update with Park Rental

Mr. Urkoski noted that legal is working on adapting a park rental policy to cover the pool rentals.

Director K. Reilly noted that a rugby group held a round robin tournament in the park. He suggested tightening rules and make sure there are not more than 50 people, as the field is designated for practices.

Director J. Reilly asked that locks be looked into again for the tennis courts.

C. BrightView Landscaping Update

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1. Monthly Maintenance Site Report from BrightView

Ms. Morrissey reviewed with the Board noting that they have applied mulch around the pool area. They are doing a second round of broad leaf spray application. She also noted that they have fixed dog stations so they can be opened and closed if people want to put bags back in.

Discussion ensued regarding a setup time for a landscape tour. Director K. Reilly suggested having the next Board meeting at the LPMD pool, and then going on the landscape tour. They also requested moving the meeting up to 4:00 p.m. with the tour following.

2. Review and Consider Approval of Work Order (s)

Mr. Keesen explained that during the Meritage walk through, they found there was a large portion of turf along Jordan that is dead. A stretch of this dead turf area does not have irrigation, as it was not included in the plans. He proposed two options as follows:

- a. Demolish turf and install irrigation - \$43,919
- b. Install cobble and breeze - \$57,798

Management will look into potential grants to xeriscape. The Board asked for proposals to install irrigation and re-turfing. BrightView will come back next month with more information.

3. Discuss Watering Windows

Ms. Morrissey reported that currently watering is between 11:00 p.m. – 5:00 a.m., but not watering enough to keep turf and plants healthy in certain areas. The legal watering period is from 6:00 p.m. – 10:00 a.m. Residents complain about getting hit with water and mist coming into their yards, which is why we created our watering window. The Board discussed an appropriate watering window and determined to water between 9:30 p.m. – 5:30 a.m.

Director J. Reilly noted that there are not flowers in the bed at Market Green. Director Robinson noted that native along Douglas County School property is getting long. He asked management to reach out to schools to ask them to take care of grounds.

D. Discuss Turf Along Jordan and Other Xeric Opportunities

Previously discussed.

VII. Engineering Items

A. Road's Project Update

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Mr. Urkoski reported this is to begin any day. He stated that the HOA has received a quote to repair the retaining walls on Market along the project and walls could collapse when the road is torn up. The HOA had a special meeting to discuss.

B. Board Approval for Change Order Authorizations by District Manager

Upon a motion duly made by Director Yoffe, seconded by Director J. Reilly, and upon a vote, unanimously carried, the Board authorized approval for change order authorizations by the District Manager in the amount up to \$350,000.

VIII. Manager Items

A. Update on Tunnel Light Repairs

Mr. Urkoski reported that the HOA is not interested in helping on the repair. He will look into solar as an alternative option.

B. Approval of Proposal from Radiant Lighting for Alzere Bore - \$8,169.81

Mr. Urkoski reported that Richmond hit lines damaging the lights and will reimburse the costs to repair. We have already received the funds.

Upon a motion duly made by Director J. Reilly, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board approved the proposal from Radiant Lighting for Alzere Bore in the amount of \$8,169.81.

IX. Legal Items

A. SVMD Inclusion/Consolidation Discussion

Mr. Urkoski reported that the SVMD Board has not been available to meet. However, they do want to. He asked that LPMD put down a proposal on paper for how to combine. Mr. Urkoski will call Ms. Sjobakken to discuss Stonegate including into LPMD.

B. Executive Session, Pursuant to C.R.S., Section 24-6-402-(4)(b) and Section 24-6-402(4)(e) for the purposes of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations regarding potential inclusion or consolidation efforts with Stonegate Village Metropolitan District.

Not necessary.

X. Director's Items

A. Confirm Next Regular Meeting Date – July 23, 2019 at 4:00 p.m.

Meeting confirmed.

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XI. Other Items

None.

CONSENT AGENDA

XII. Financial Items and Minutes

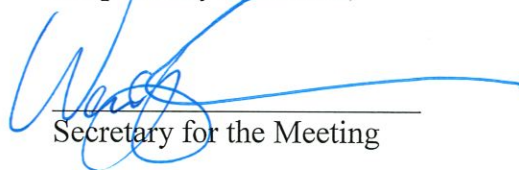
- A. Review and Approve Current Claims Totaling \$148,118.70 including EFT Claims and Directors' Fees
- B. Review and Approve Current Stonegate Claims Totaling \$9,542.84 including EFT Claims
- C. Review and Approve May 28, 2019 Regular Meeting Minutes

Upon a motion duly made by Director Yoffe, seconded by Director J. Reilly, and upon a vote, unanimously carried, the Board approved the Consent Agenda as submitted.

IX. Adjournment

There being no other business to come before the Board, Director J. Reilly adjourned the meeting at 8:25 p.m.

Respectfully submitted,


Secretary for the Meeting